

BOOK 292 PAGE 658

STATE OF MISSISSIPPI

Nov 8 11 01 AM '95

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

NELLIE BENOIT JENNINGS ET AL.,  
GRANTORS

BOOK 292 PG 658  
W.E. DAVIS JR. CLK.  
By S. Cleveland

TO

WARRANTY DEED  
OF GIFT

CHARLES EDWARD WILLIAMS ET UX,  
GRANTEES

For and in consideration of love and affection, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, NELLIE BENOIT JENNINGS, LULA BENOIT HALE, EDWARD E. BENOIT, JR., and GEORGE E. BENOIT, Grantors, do hereby give, convey and warrant unto CHARLES EDWARD WILLIAMS and his wife, RACHEL W. WILLIAMS, Grantees, as tenants by the entirety (with full rights of survivorship), the following real property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, in the City of Olive Branch, DeSoto County, Mississippi, more particularly described as:

Being in the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 27, Township 1 South, Range 6 West: beginning at the SW corner of the SE $\frac{1}{4}$  of said section, thence north 04° 28' 26" west 590 feet along the west line of said SE $\frac{1}{4}$  to the point of beginning for this tract; thence continuing north 04° 28' 26" west 250 feet to the northwest corner of the Benoit tract; thence north 85° 49' 31" east 105 feet to the northeast corner of the Benoit tract; thence south 04° 28' 26" east 250 feet to a point; thence south 85° 49' 31" west 105 feet to the point of beginning of this tract; containing .6 acres, more or less. See plat attached as Exhibit A.

DRUE D.  
BIRMINGHAM JR.  
ATTORNEY AT LAW  
9369 GOODMAN ROAD  
OLIVE BRANCH  
MISSISSIPPI 38654

(601) 895-7670  
7671

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Being part of the same property described in a Warranty Deed dated May 16, 1947, as recorded in Deed Book 35 at page 166.

By way of explanation, the Grantors herein are the only children and heirs at law of Mary Louise Benoit and husband, Emil Benoit, both of whom died intestate. Charles Edward Williams is a son of Nellie Benoit Jennings.

The warranty in this deed is subject to rights of way and easements for public roads and utilities, to subdivision and zoning regulations of the City of Olive Branch, and to all other governmental regulations.

Taxes for 1995 are to be paid by the Grantors, and possession is given with delivery of this deed.

WITNESS our signatures this the 3<sup>rd</sup> day of

November, 1995.

Nellie Benoit Jennings Lula Benoit Hale  
NELLIE BENOIT JENNINGS LULA BENOIT HALE

Edward E. Benoit Jr. George E. Benoit  
EDWARD E. BENOIT, JR. GEORGE E. BENOIT

DRUE D  
BIRMINGHAM JR  
ATTORNEY AT LAW  
9369 GOODMAN ROAD  
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STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named NELLIE BENOIT JENNINGS, who acknowledged that she signed and delivered the above and foregoing Warranty Deed Of Gift on the date indicated as her free and voluntary act and deed, and for the purposes therein expressed.

Given under my hand and official seal of office, this the 3<sup>rd</sup> day of November, 1995.

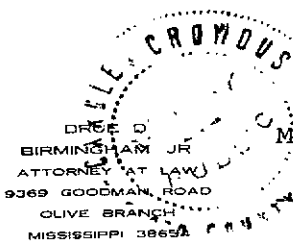


Carle Cronous  
NOTARY PUBLIC

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named LULA BENOIT HALE, who acknowledged that she signed and delivered the above and foregoing Warranty Deed Of Gift on the date indicated as her free and voluntary act and deed, and for the purposes therein expressed.

Given under my hand and official seal of office, this the 3<sup>rd</sup> day of November, 1995.



MY COMMISSION EXPIRES:

Carle Cronous  
NOTARY PUBLIC

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STATE OF MISSISSIPPI  
COUNTY OF DESOTO

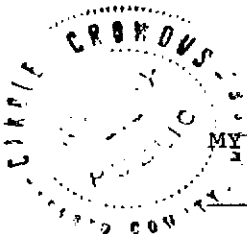
This day personally appeared before me, the undersigned authority in and for said County and State, the within named EDWARD E. BENOIT, JR., who acknowledged that he signed and delivered the above and foregoing Warranty Deed Of Gift on the date indicated as his free and voluntary act and deed, and for the purposes therein expressed.

Given under my hand and official seal of office, this the 3rd day of November, 1995.

Carole Brandus  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

7-14-98



STATE OF MISSISSIPPI  
COUNTY OF DESOTO

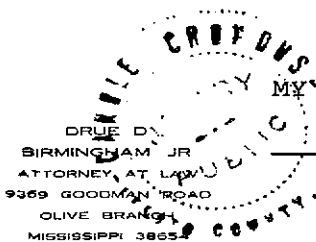
This day personally appeared before me, the undersigned authority in and for said County and State, the within named GEORGE E. BENOIT, who acknowledged that he signed and delivered the above and foregoing Warranty Deed Of Gift on the date indicated as his free and voluntary act and deed, and for the purposes therein expressed.

Given under my hand and official seal of office, this the 3rd day of November, 1995.

Carole Brandus  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

7-14-98



DRUE D.  
BIRMINGHAM JR  
ATTORNEY AT LAW  
9369 GOODMAN ROAD  
OLIVE BRANCH  
MISSISSIPPI 38652

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ADDRESS/TELEPHONE OF GRANTOR NELLIE BENOIT JENNINGS:

6491 Chickasaw Drive, Olive Branch, MS 38654;  
Res. Tel. (601) 895-2609; Bus. Tel. none

ADDRESS/TELEPHONE OF GRANTOR LULA BENOIT HALE:

6611 Tulane, Horn Lake, MS 38637;  
Res. Tel. (601) 893-2308; Bus. Tel. none

ADDRESS/TELEPHONE OF GRANTOR EDWARD E. BENOIT, JR:

9518 Goodman Road, Olive Branch, MS 38654;  
Res. Tel. (601) 895-5384; Bus. Tel. none

ADDRESS/TELEPHONE OF GRANTOR GEORGE E. BENOIT:

9518 Goodman Road, Olive Branch, MS 38654;  
Res. Tel. (601) 895-5384; Bus. Tel. none

ADDRESS/TELEPHONE OF GRANTEES:

308 Nonconnah Drive, Byhalia, MS 38611;  
Res. Tel. (601) 895-8681; Bus. Tel. (901) 867-9971

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:

Mr. Drue D. Birmingham, Jr.  
Attorney at Law  
9369 Goodman Road  
Olive Branch, MS 38654  
(601) 895-7670  
MSB #2570

DRUE D  
BIRMINGHAM, JR  
ATTORNEY AT LAW  
9369 GOODMAN ROAD  
OLIVE BRANCH  
MISSISSIPPI 38654

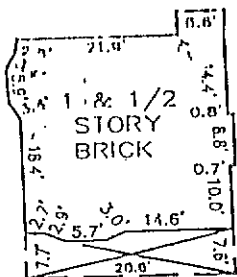
(601) 895-7670  
7671



HARAWAY  
O.B. 36, P.O. 349

# BENOIT 2.02 ACRES

LOCATED IN SECTION 27,  
TOWNSHIP 1 SOUTH, RANGE 6 WEST  
OLIVE BRANCH, DESOTO COUNTY, MS.



DETAIL  
"A"

VILLAGE SQUARE S/D  
P.B. 40, P.O. 15-16

VILLAGE LANE (50' ROW)

FENCE DESTROYED  
BY CONSTRUCTION  
OF VILLAGE LANE

14" WIRE  
FENCE

DEPT 1  
O.B. 35, P.O. 160  
LOT 1, BLOCK 2  
OLIVE BRANCH TOWN MAP  
P.B. 1, P.C. 22

250

10.2'

N 05°49'31" E  
105.0'

15.6'

25'

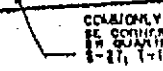
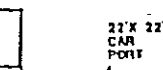
N 04°28'26" W  
840.0'

N 04°28'25" W  
840.0'

OLD WIRE FENCE  
POSSESSION LINE

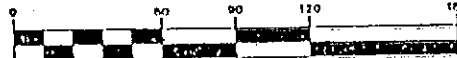


22' x 20' BRICK  
GARAGE



BEARINGS RELATIVE TO  
MERIDIAN OF THE EAST 201  
OF VILLAGE SQUARE S/D

GRAPHIC SCALE



( IN FEET )  
1 inch = 60' PL

GOODMAN RD.

N 05°49'31" E  
105.0'

COL/ONLY ACCEPTED  
BY SURVEYOR OF THE  
STATE OF MISSISSIPPI  
8-27, 1-1-8, R-8-W

EXHIBIT A

**METTS  
SURVEYING**

4425 DETHIEL RD.  
OLIVE BRANCH, MS. 38654  
PH. 601-895-9020

DATE 6/22/92  
CLIENT: BENOIT  
SURVEY BY: D. METTS  
CLASS "B" SURVEY